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sales & lettings



Frankson Avenue, Braunstone Town
Leicester, LE3 2GJ

Offers Over £280,000

Property Features

- Extended
- Semi Detached
- Five Bedrooms
- Two Shower Rooms
- Extended Garage
- Kitchen Diner
- Quiet Cul-De-Sac
- Off Road Parking
- Flexible Family Living
- Call To View

Full Description

SUMMARY

*** Guide Price £280,000-£300,000 *** Extended semi detached family home occupying a quiet cul-de-sac position. The accommodation comprises entrance hall, lounge, kitchen diner, downstairs shower room, extended garage/store, three bedrooms and shower room to the first floor, two further bedrooms to the second floor, rear garden and off road parking. This property offers flexible living for the growing family.

ENTRANCE HALL

With under stairs storage cupboard, cloaks cupboard, stairs off to the first floor, thermostat, telephone point and radiator.

LOUNGE

24' 6" x 10' 11" (7.47m x 3.33m)

With gas fire and fireplace, dado rail, coving to the ceiling, bay window to the front elevation and two radiators.

KITCHEN/DINER

19' 9" max x 14' 4" max (6.02m x 4.37m)

Comprising base and wall mounted units with complementary work surfaces, tiled splash backs, sink unit with drainer, built in appliances to include dishwasher, oven, grill, hob and extractor hood, spotlights, tiled floor, window to the rear elevation, patio doors to the rear garden and two radiators.

SHOWER ROOM

6' 2" max x 5' 3" max (1.88m x 1.6m)

Comprising shower cubicle, pedestal wash hand basin, low flush w.c., tiled splash backs, extractor fan, tiled floor, window to the side elevation and radiator.

LANDING

With stairs off to the second floor and window to the side elevation.



BEDROOM

13' 3" x 10' 7" max (4.04m x 3.23m)

With built in wardrobes, airing cupboard, radiator and window to the rear elevation.



BEDROOM

11' 1" x 11' plus bay (3.38m x 3.35m)

With built in wardrobes, bay window to the front elevation and radiator.

BEDROOM

7' 11" x 6' (2.41m x 1.83m)

With window to the front elevation and radiator.

SHOWER ROOM

7' 1" x 6' 1" (2.16m x 1.85m)

Comprising double walk in shower cubicle, vanity wash hand basin, low flush w.c., tiled splash backs, heated towel rail, tiled floor and window to the rear elevation.



LANDING

BEDROOM

15' 7" max x 9' 7" max (4.75m x 2.92m)

With built in wardrobes, window to the rear elevation and radiator.

BEDROOM

15' 6" max x 9' 8" max (4.72m x 2.95m)

With built in wardrobes, radiator and window to the front elevation.



OUTSIDE

The front of the property is paved to provide off road parking. The rear garden is mainly laid to lawn with a patio area, outside tap, gated side access and a walled and fenced surround.

GARAGE

26' max x 15' 4" max (7.92m x 4.67m)

With courtesy door to the rear garden, wall mounted boiler, plumbing for washing machine and up and over door.

SUMMARY SALES DETAILS

- Price : Offers over £280,000
- Tenure : Freehold
- Length of lease : Not applicable
- Annual ground rent amount : Not applicable
- Ground rent review period : Not applicable
- Annual service charge amount : Not applicable
- Service charge review period : Not applicable
- Council tax band : C

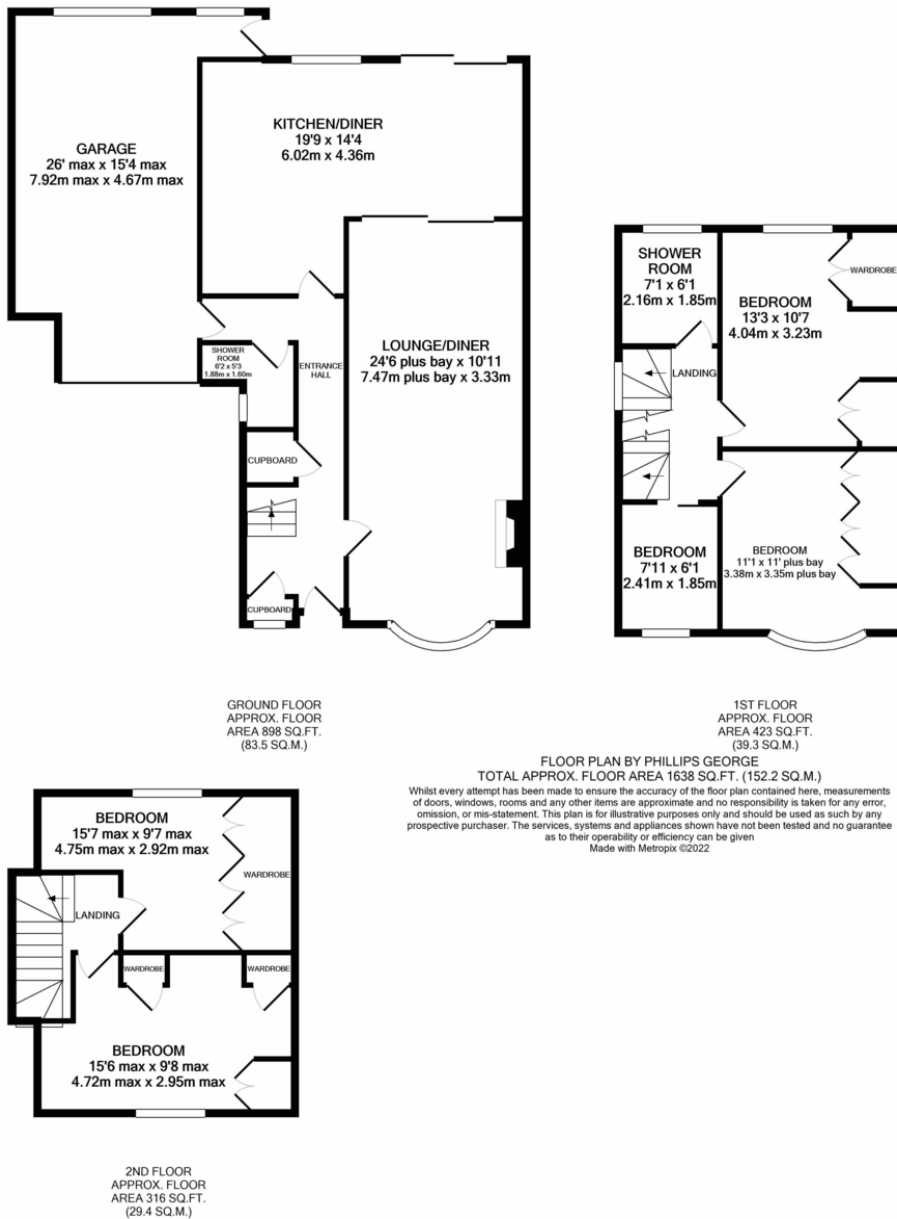


EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floorplan



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

46 Long Street, Wigston,
Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk
0116 216 8178

